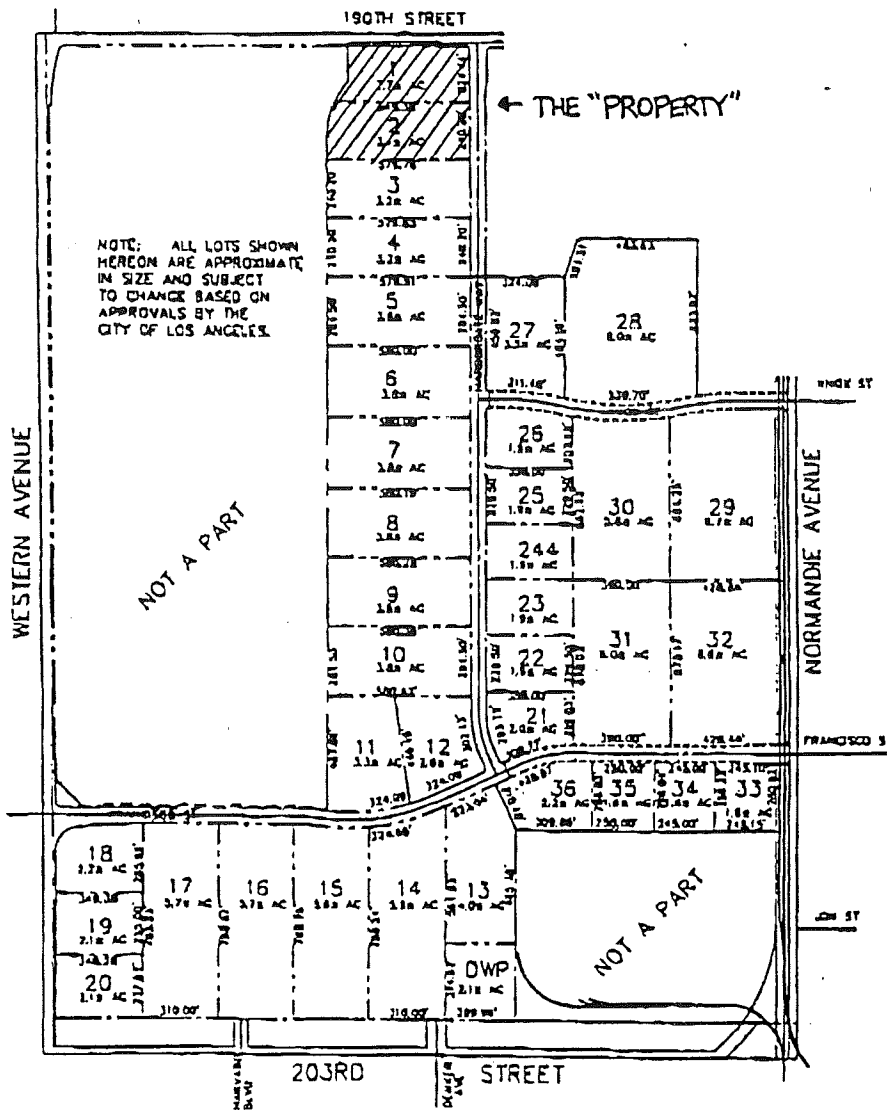
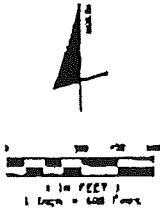


EXHIBIT "B"



# HARBOR GATEWAY CENTER

VESTING TRACT NO. 52172



SP32B9NEXHIBITS\EX-B.DWG 6/11/99 1030 PST

RECORDING REQUESTED BY AND

WHEN RECORDED, MAIL TO:

The Law Offices of Gordon K. Eng  
19191 South Vermont Avenue, Ste. 420  
Torrance, California 90502

Attention: Gordon K. Eng, Esq.

MAIL TAX STATEMENTS TO ADDRESS ABOVE

---

(Space above for Recorder's Use Only)

Parcel No. \_\_\_\_\_

CITY OF LOS ANGELES, COUNTY OF LOS ANGELES,  
STATE OF CALIFORNIA

[Statement Of Tax Due and Request that Stamps not be Made Part of the Permanent Record to be  
filed separate from the Grant Deed.]

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
BOEING REALTY CORPORATION, a California corporation, formerly McDonnell Douglas  
Realty Company ("Grantor"), hereby GRANTS to YUSEN AIR & SEA SERVICE (U.S.A.),  
INC., a New York corporation ("Grantee"), the real property in the City of Los Angeles, County  
of Los Angeles, State of California, described as follows:

Parcel A: Lots 1 and 2 of Tract 52172-02, as recorded in Book 1238, Pages 17-22,  
inclusive of Maps, in the Office of the County Recorder of the County of  
Los Angeles, State of California, as amended by Certificates of Correction,  
recorded September 23, 1999 as Instrument No. 99-1819416 and May 30,  
2000 as Instrument No. 00-825288, Official Records.

SUBJECT TO:

1. Current Taxes and Assessments.
2. All other exceptions to title set forth in that certain title policy issued in  
favor of grantee as of the date of recordation of this deed.

BRC\YUSEN\CLOSEDOX\DEED.2  
8/10/00 (1)

3. All rights or interests discoverable by inquiry of parties in possession and/or all rights or interests which would be disclosed by an inspection of the property conveyed hereby.

By accepting this Deed, the grantee hereunder (on behalf of itself, its successors and assigns and all future owner(s) and/or lessee(s) of any interest(s) in the real property conveyed hereby or any portion hereof) covenants and agrees that it shall not cause or permit at any time the total Floor Area Ratio as to any parcel(s) conveyed hereby (or future reconfigurations of same) to exceed 0.48 (unless and until applicable governmental authorities hereafter increase the permitted Floor Area Ratio applicable to the real property conveyed hereby). This covenant shall run with the real property conveyed hereby and be binding upon and specifically enforceable against any present or future owner(s) and/or lessee(s) of any interest(s) in the real property conveyed hereby or any portion hereof. The grantor hereunder reserves the right to enforce this covenant and/or assign the rights to enforce the same to any person(s) or entity(ies) at any time(s) and from time to time.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed as of the date indicated.

DATED: August 11, 2000

BOEING REALTY CORPORATION, a  
California corporation, formerly McDonnell  
Douglas Realty Company

By: [Signature]  
Its: DIRECTOR - BUSINESS OPERATIONS

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

LOS ANGELES

SS.

On

August 11, 2000

Date

before me,

LINDA GAYLE GARVEY

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

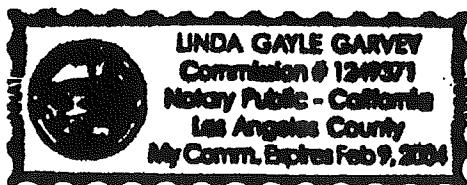
personally appeared

Stephen J. Barker

Name(s) of Signer(s)

☐ personally known to me

☒ proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Linda Gayle Garvey  
Signature of Notary Public

Place Notary Seal Above

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document

GRANT DEED

Document Date:

8/11/00

Number of Pages:

2

Signer(s) Other Than Named Above:

### Capacity(ies) Claimed by Signer

Signer's Name:

Stephen J. Barker

☐ Individual

☒ Corporate Officer — Title(s):

Director Business Operations

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other:

Signer Is Representing:

